



**Ribblehead Road, Harrogate HG3 2GW**

**welcome to**

**Ribblehead Road, Harrogate**

A beautifully presented family home comprising a modern kitchen/diner, well-proportioned living room, downstairs W.C., four bedrooms to the first floor with the master having an ensuite and also a further family bathroom. Externally there is a front and rear garden, a driveway and garage.



## Ribblehead Road

A beautifully presented detached family home which benefits from having many upgraded features within the kitchen and bathroom. Situated in a private cul-de-sac within the King Edwin Park development located off of Penny Pot Lane. In brief the accommodation comprises; entrance hall, two reception rooms, kitchen diner, utility room, downstairs wc, four bedrooms, master en-suite and family bathroom. Externally the property offers gardens to the front and rear as well as a driveway providing off street parking for multiple vehicles and a garage.

### Entrance Hall

The front entry door opens in to the entrance hall, which has a staircase rising to the first floor and a radiator.

### Lounge

12' 9" x 10' 11" ( 3.89m x 3.33m )

A welcoming good sized family lounge which has a radiator and double glazed window to the front elevation which provides south facing countryside views.

### Second Reception Room

10' x 10' 10" ( 3.05m x 3.30m )

Currently used as a playroom, this room has a radiator and double glazed window to the front elevation which provides south facing countryside views.

### Kitchen / Dining Room

20' 4" x 9' 6" ( 6.20m x 2.90m )

A modern kitchen/dining room fitted with a range of wall and base units with granite worksurfaces which incorporate a sink and drainer unit with mixer tap. Split level cooking comprises; electric oven with electric hob over and cooker hood above. Integrated fridge freezer and dishwasher. Tiled floor and tiling to splash backs. Double glazed windows to the rear elevation and double doors open out to the rear garden.

### Utility Room

Fitted with wall and base units with granite work surfaces. Integrated washer dryer. Tiled floor and a door leads out to the rear garden.

### W.C

Having a wash hand basin and low flush wc.

### Landing

Stairs rise to a generous landing which has a storage cupboard and doors leading to all four bedrooms and the family bathroom.

### Bedroom One

10' 11" x 11' 5" ( 3.33m x 3.48m )

A good sized double with a radiator and double glazed window to the rear elevation.

### En-Suite

A lovely and modern white suite which encompasses a walk in shower, pedestal hand wash basin and low flush wc. Part tiled walls and double glazed window to the rear elevation.

### Bedroom Two

9' 1" x 10' 6" ( 2.77m x 3.20m )

Another good size double bedroom with a radiator and window to the front elevation providing south facing countryside views

### Bedroom Three

12' 3" x 8' 7" ( 3.73m x 2.62m )

A further double bedroom having a radiator and double glazed window to the front elevation providing south facing countryside views.

### Bedroom Four

8' 2" x 9' 1" ( 2.49m x 2.77m )

Having a radiator and double glazed window to the front elevation providing south facing countryside views.

### Bathroom

A modern bathroom three piece suite comprising; bath with mains fed shower over and screen to the side, pedestal wash hand basin and low flush wc. Part tiling to walls, slate tiled floor, radiator and double glazed window to the rear elevation.

### Externally

To the rear of the property there is a great sized fully enclosed garden that is mainly laid to lawn but also includes a paved patio area as well as a decked patio area, ideal for sitting out and enjoying barbecues. The garden benefits from having 6 double electric points for patio heating and a pleasant water feature. At the front of the property there is a driveway which consequently provides ample off street parking for multiple vehicles and a detached garage with an up and over door, electric supply and a window to the rear elevation.



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welcome to

## Ribblehead Road, Harrogate

- Beautifully Presented Family Home
- Four Bedrooms
- Utility Room & Downstairs WC
- Master En-suite & Family Bathroom
- Excellent Location

Tenure: Freehold EPC Rating: B



offers over

**£450,000**

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